

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by Todd Vargo, Planner I

SUBJECT: Plat, P 7-4-02 New Life Baptist Church, Miller Legg & Associates, Inc./Sheridan Hills Baptist Church Inc., 2400 Pine Island Road/Generally located on the southeast corner of Pine Island Road and Nova Drive.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM: A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT KNOWN AS NEW LIFE BAPTIST CHURCH AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE

REPORT IN BRIEF: The applicant requests approval of the resolution for the proposed boundary plat to be known as New Life Baptist Church. The site area consists of approximately 9.831 acres (428,229 square feet) for the proposed development of 85,000 square feet of church use. The plat dedicates 35 feet of right-of-way along the northern limits of the plat for Nova Drive. An additional dedication of right-of-way is shown on the plat for an eastbound right turn lane on Nova Drive at the 50-foot access opening. The plat provides for two (2) access openings: one 60-foot directional opening (right-in and right-out only) along Nova Drive located approximately 360 feet from the southeast corner of SW 88 Avenue (Pine Island Road) and along Nova Drive and a 60-foot full access opening located approximately 686 feet south of the southeast corner of SW 88 Avenue (Pine Island Road) and Nova Drive.

PREVIOUS ACTIONS: None

CONCURRENCES: At the December 11, 2002, Planning and Zoning Board meeting, Vice-Chair Bender made a motion, seconded by Ms. Turin, to approve subject to the planning report (Motion carried 4-0, Mr. Bob Waitkus was absent).

FISCAL IMPACT: None

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration. In addition the following conditions must be met prior to final approval:

1. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. A mylar copy of the plat shall be provided to the Planning and Zoning Division upon recordation.

Attachment(s): Plat, Resolution, Future Land Use Map, Subject Site Map

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING A BOUNDARY PLAT KNOWN AS NEW LIFE BAPTIST CHURCH AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE SUCH APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SUCH PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat to be known as New Life Baptist Church has been approved by the Town Planning and Zoning Board on December 11, 2002,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The boundary plat known as New Life Baptist Church is hereby approved subject to staff's recommendations and conditions on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign such plat on behalf of the Town and the Town Clerk is directed to affix to such plat the Town seal.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2003.

MAYOR/COUNCILMEMBER

Attest:

TOWN CLERK

APPROVED THIS ____ DAY OF _____, 2003.

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

| | |
|--|--|
| <u>Owner:</u> | <u>Agent/Council:</u> |
| Name: Sheridan Hills Baptist Church, Inc. | Name: Miller Legg & Associates, Inc. |
| Address: 2400 South Pine Island Road | Address: 1800 North Douglass Road Suite 200 |
| City: Davie, FL 33324 | City: Pembroke Pines, FL 33024 |
| Phone: (954) 494-8155 | Phone: (954) 436-7000 |

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Approval of the resolution for the proposed boundary plat to be known as New Life Baptist Church.

Affected District: District 2

Address/Location: 2400 Pine Island Road/Generally located at the southeast corner of Pine Island Road and Nova Drive.

Future Land Use Plan Designation: Residential (10 DU/AC)

Existing Use: Vacant

Existing Zoning: CF, Community Facilities

Proposed Use: 85,000 square foot church.

Parcel Size: 9.831 acres (428,229 square feet)

Surrounding Existing Use:

North: Mobile Home Park
South: Single Family Residential
East: Single Family Residential
West: Single Family Residential

Surrounding Future Land Use Plan Designation:

North: Residential (10 DU/AC)
South: Residential (3 DU/AC)
East: Residential (3 DU/AC)
West: Residential (3 DU/AC)

Surrounding Zoning:

North: R-11, Medium Density Dwelling District
South: R-3, Low Density Dwelling District
East: R-3, Low Density Dwelling District
West: PRD, Planned Residential Development District; R-5, Low Medium Density Dwelling District

ZONING HISTORY

Related Zoning History: ZB 12-4-97, Sheridan Hills Baptist Church to rezone the northern portion of the plat from A-1 (Agriculture) to CF (Community Facilities) was approved by Town Council on February 18, 1998.

Town Council approved ZB 9-1-99 on October 20, 1999, a rezoning request for the southern portion of the plat.

Previous Requests on Same Property: None.

APPLICATION DETAILS

The applicant's submission indicates the following:

1. The site area consists of approximately 9.831 acres (428,229 square feet) for the proposed development of 85,000 square feet of church use.
2. The plat provides for two (2) access openings: one 60-foot directional opening (right-in and right-out only) along Nova Drive located approximately 360 feet from the southeast corner of SW 88 Avenue (Pine Island Road) and along Nova Drive and a 60-foot full access opening located approximately 686 feet south of the southeast corner of SW 88 Avenue (Pine Island Road) and Nova Drive.
3. A non-vehicular access line along the remaining northern and western limits of the plat.
4. Dedication of 35 feet of right-of-way along the northern limits of the plat for Nova Drive, a 110-foot arterial.

5. Twelve feet of right of way adjacent to the west plat limits. This right-of-way is required by Broward County for northbound right turn lane construction on Pine Island Road due to future canal relocation.
6. An additional dedication of right-of-way for an eastbound right turn lane on Nova Drive at the 50-foot access opening with 150 feet of storage and 100 feet of transition. This dedication shall include the area bounded by the entrance radii (217 feet from the east limits of the 50-foot opening on Nova Drive to the beginning of the storage/end of the transition).
7. Right-of-way that lies within this plat for that part of an eastbound right turn lane on Nova Drive to Southwest 86 Avenue with 150 feet of storage and 100 feet of transition.

APPLICABLE CODES AND ORDINANCES

Section 12-360(B)(1) of the Land Development Code, platting requirements.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 5. Planning Area 5 is bound by Nova Drive on the north, University Drive on the east, and Nob Hill Road on the west. The southern limits are SW 36 Street, on the western portion. This planning area is comprised of residential uses developed at a density of three to 22 dwelling units per acre and commercial development, existing and proposed, along the University Drive and Orange Drive corridors. The Pine Island Ridge, classified as environmentally sensitive, has been preserved within this planning area.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 99.

Applicable Goals, Objectives & Policies: Future Land Use Policy 13-3: The location of regional community facilities should be encouraged, as appropriate, in close proximity to primary transportation facilities and in areas where such uses are complimentary to surrounding existing and planned uses.

The proposed plat is generally consistent with the goals, objectives and policies of the Comprehensive Plan.

Staff Analysis/ Findings of Fact

The proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, use, location and size.

Staff Recommendation

Recommendation:

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions must be met prior to final approval:

3. Approval shall be subject to sufficient capacity of the regional road network as determined by Broward County. In the event sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
4. A mylar copy of the plat shall be provided to the Planning and Zoning Division upon recordation.

Planning and Zoning Board Recommendation

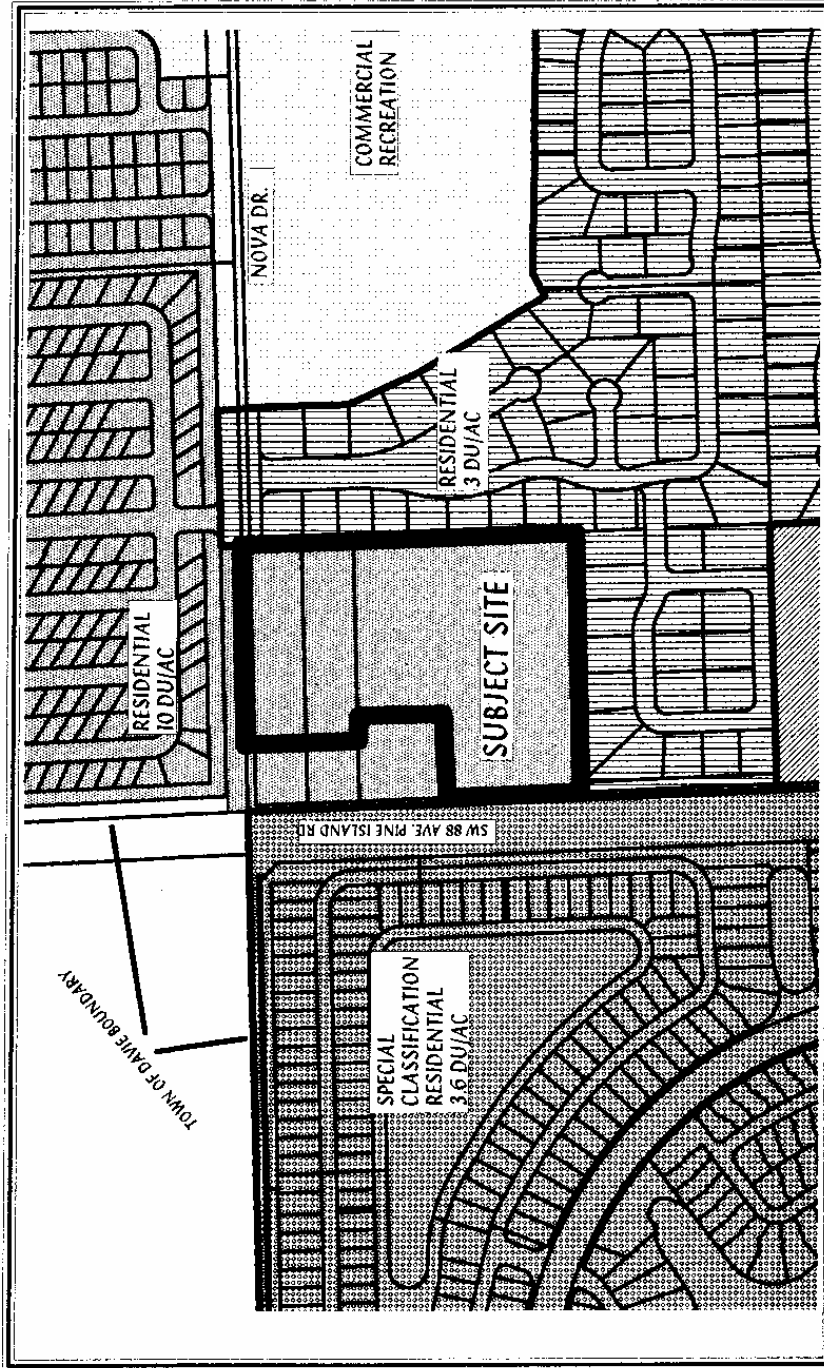
At the December 11, 2002, Planning and Zoning Board meeting, Vice-Chair Bender made a motion, seconded by Ms. Turin, to approve subject to the planning report (Motion carried 4-0, Mr. Bob Waitkus was absent).

Exhibits


1. Plat
2. Future Land Use Map
3. Subject Site Map

Prepared by: _____

Reviewed by: _____



Plat
P 7-4-02
FUTURE LAND USE MAP



300 0 300 Feet

Planning & Zoning Division - GIS



300 0 300 Feet



**Plat
P 7-4-02
Subject Site Map**

Planning & Zoning Division - GIS